176.0	0010	0011.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	648,600 / 648,600
					USE VALUE:	648,600 / 648,600
					ASSESSED:	648,600 / 648,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
48		WILBUR AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BURNS PAUL H & SUSAN E
Owner 2:	
Owner 3:	
Street 1:	48 WILBUR AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .096 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1958, having primarily Vinyl Exterior and 1728 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4200.000	266,400		382,200	648,600
Total Card	0.096	266,400		382,200	648,600
Total Parcel	0.096	266,400		382,200	648,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 375.35 | /Parcel: 375.35

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	119231
GIS Ref	
GIS Ref	
Insp Date	06/15/18

!13848!

PREVIOUS ASSESSMENT

Parcel ID: 176.0-0010-0011.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	266,400	0	4,200.	382,200	648,600		Year end	12/23/2021
2021	101	FV	257,400	0	4,200.	382,200	639,600		Year End Roll	12/10/2020
2020	101	FV	257,400	0	4,200.	382,200	639,600	639,600	Year End Roll	12/18/2019
2019	101	FV	212,100	0	4,200.	376,700	588,800	588,800	Year End Roll	1/3/2019
2018	101	FV	212,100	0	4,200.	289,400	501,500	501,500	Year End Roll	12/20/2017
2017	101	FV	212,100	0	4,200.	273,000	485,100	485,100	Year End Roll	1/3/2017
2016	101	FV	212,100	0	4,200.	251,200	463,300	463,300	Year End	1/4/2016
2015	101	FV	198,800	0	4,200.	234,800	433,600	433,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	17:50:20

LAST REV

Date	Time
04/06/21	10:40:36
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 13848

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	877-27		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	119231
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/29/2012	836	Redo Bat	10,000					
3/9/2010	164	Redo Kit	17,900	C				

ACTIVITY INFORMATION

Date	Result	By	Name
6/15/2018	MEAS&NOTICE	BS	Barbara S
12/16/2008	Meas/Inspect	197	PATRIOT
12/23/1999	Mailer Sent		
12/22/1999	Measured	243	PATRIOT
4/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4200		Sq. Ft.	Site		0	70.	1.30	6									382,200						382,200	

Total AC/HA:	0.09642	Total SF/SM:	4200	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	382,200	Spl Credit		Total:	382,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.98490000
Adj $ / SQ:	146.258
Other Features:	86000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	327220
Depreciation:	60863
Depreciated Total:	266357

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

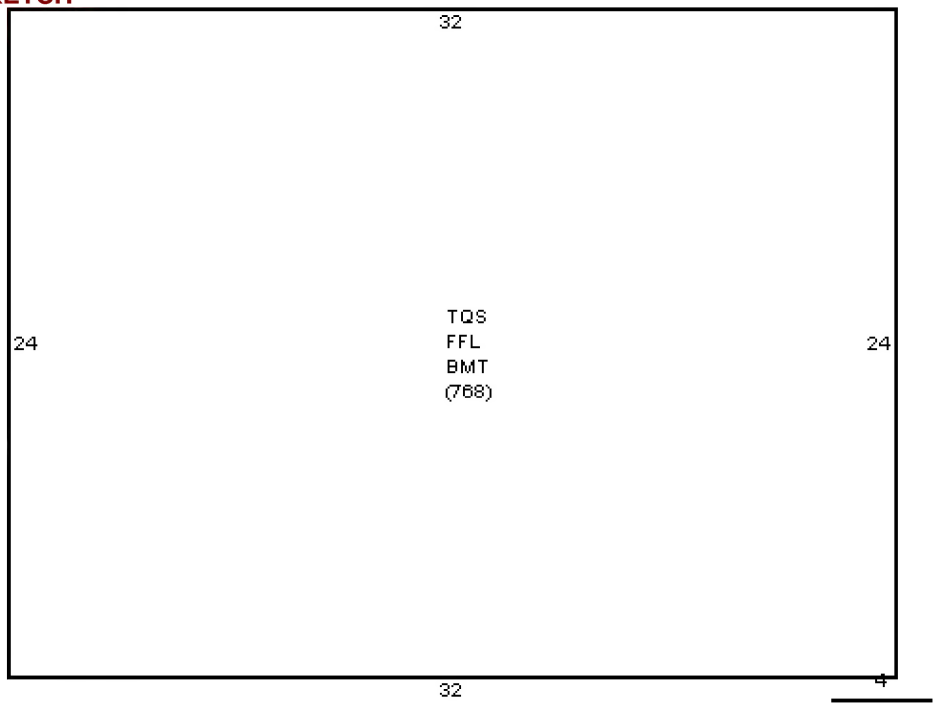
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	146.26
Special Features:	0	Val/Su Net:	126.14
Final Total:	266400	Val/Su SzAd	198.21

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	58.140	44,650
FFL	First Floor	768	146.260	112,326
TQS	3/4 Story	576	146.260	84,244
	Net Sketched Area:	2,112	Total:	241,220
Size Ad	1344	Gross Area	2304	FinArea 1728

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 176.0-0010-0011.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X10	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	